

July 28, 2022



Town of Castle Rock
100 N Wilcox Street
Castle Rock, CO 80104

Subject: Project Narrative for a Downtown Site Development Plan Amendment

Dear Town of Castle Rock Staff,

Eternal Rock Evangelical Lutheran Church is currently the owner of the property located at 2 Phelps Street in downtown Castle Rock. The building was originally constructed in 1979 as an automotive repair shop called Steele Tire with minimal exterior improvements until Eternal Rock purchased the property in the summer of 2017. Eternal Rock fully renovated the building in 2018 under the approval of a Site Development Plan (SDP-17-0043). The landscaping remained unchanged with native grass and minimal shrubs/trees within the property boundaries. The existing concrete parking lot also remained unchanged except for striping. The purpose of this Site Development Plan Amendment is to seek approval for new landscaping, new signage, new storage facility, and to reconfigure the parking lot with the addition of a second entrance together with new curb/gutter/sidewalk along Phelps Street.

SITE SUMMARY

NAME OF OWNER: Eternal Rock Evangelical Lutheran Church

NAME OF APPLICANT: John Witt, President

EXISTING BUILDING INFORMATION: (no proposed changes)

Building Size: 8,620 SF
Year of Construction: 1979
Year of Renovation: 2018

SIZE OF SITE: 0.63 Acres / 28,967 SF

LEGAL DESCRIPTION: LOT 2, EXCEPT THE WEST 20 FEET OF THE SOUTH 140 FEET THEROF AND EXCEPT THE NORTH 10 FEET THEROF, PHELPS SUBDIVISION, DOUGLAS COUNTY, COLORADO

CURRENT ZONING: B- Business / DOD – Downtown Overlay District (no proposed changes)

CURRENT USE: Religious Facility (no proposed changes)

SURROUNDING LAND USES:

- NORTH: Parking garage, residential and commercial condominiums
- SOUTH: Douglas County Library (under renovation)
- EAST: Town owned tract of land with landscaping
- WEST: Office Building

PROJECT DESCRIPTION

EXECUTIVE SUMMARY

The purpose of this Site Development Plan Amendment is to seek approval for new water conservative landscaping, a new monument sign with future LED component, new storage facility to match the materials and colors of the existing building, and for permanent approval of the parking lot which includes a second entrance together with new curb/gutter/sidewalk along Phelps Street, all of which will fit in with the surrounding context. There are no proposed changes to the existing building or utilities servicing the project. All other existing aspects of the site and building will and there are no proposed changes in use.

COMPLIANCE

This application is in compliance with the Town's Vision 2030 Comprehensive Master Plan which identifies the subject property as "Mixed Use Area" and "Historic Downtown" and also is in compliance with the existing zoning of "B-Business" and "DOD – Downtown Overlay District", subject to approval of the requested variances.

IMPACTS

New landscaping will improve the overall appearance of the site, including a significant portion of right-of-way along South Street. The changes to the parking lot will add public sidewalks and new lighting along Phelps Street, creating a safer environment for pedestrians. The surrounding properties will also benefit from these enhancements as well.

INFRASTRUCTURE

No changes to public utilities or stormwater facilities are proposed and all existing public water, wastewater, and stormwater infrastructure will remain unchanged. Access will also remain substantially the same with no changes to the roadways. The addition of sidewalks, curb/gutter, and lighting along Phelps Street are an enhancement to the public infrastructure of the Town.

VARIANCES

Variances will be sought under separate applications.

Sincerely,
Eternal Rock Evangelical Lutheran Church



John Witt, President